

YORKSHIRE SQUARE CONDOMINIUM ASSOCIATION

Maintenance Matrix

(See Master Deed, pages 4-6, for details)

June 18, 2018

<u>Item</u>	<u>Association (A)</u>	<u>Co-Owner (O)</u>	<u>Comments</u>
<u>Air Conditioning</u>			
Maintenance & replacement		O	
<u>All-Season / Sun Room Additions</u>			
All aspects, including roofs, walls, foundation, rear lighting, etc, are the owner's responsibility.		O	Approved type only.
<u>Animal / Bird in Unit</u>			
		O	
<u>Crawl Space / Slab</u>			
A/C Foundation Slab	A		
Condo Interior Slab	A		
Driveway Slabs	A		
Front Stoop Slab	A		
Garage Floor Slab (cracks)	A		
Patio Slab	A		
Sidewalks	A		
<u>Electrical</u>			
Circuit Box & Interior wiring from meter		O	
Doorbell		O	
Interior Fixtures, Switches & Outlets		O	
Exterior Outlets	A		
Porch light Fixtures & bulbs	A	O	Front & Rear (in rear, only those originally installed by Assoc.)
Street Lights & Yorkshire Sign	A		
<u>Exterior Doors</u>			
Maintenance, repair or replacement		O	
Door Knob & Lock		O	
Inside Surface		O	
Window glass		O	
Storm Door		O	Approved type only
Door Frame	A		
Outside Door Surface	A		
Threshold	A		
Warping of Door	A		
<u>Furnace</u>			
Furnace maintenance & replacement		O	
Filters (custom)		O	
Filters (standard)	A		Furnished with Fall Inspection

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<u>Gazebo, Road & Parking Lots</u>	A		
<u>Garage & Garage Door</u>			
Maintenance, repair or replacement of Doors		O	
Any Lock Devices or Door Latches		O	
Electric Door Opener System		O	
Garage Floor Surface		O	
Inside Surfaces		O	
Garage Door Bottom Seal	A		
Garage Door Exterior Surface	A		Accidental damage is co-owner's responsibility
Garage Door Exterior Trim	A		
Outside Surface defect	A		
Threshold	A		
Warping of Garage Door	A		
<u>Insect / Rodent Infestation</u>	A		
<u>Interior</u>			
Appliances		O	
Cabinets		O	
Doors		O	
Electric Fixtures, Switches & Outlets		O	
Floor Coverings		O	
Walls & Ceilings		O	
<u>Lawn Care and Landscaping</u>			
Front Lawn Care	A		
Rear Lawn Care	A		Outside of patio and fenced area
Landscaping (bushes, mulch)	A		
Irrigation system	A		Damage due to co-owner's actions is their responsibility.
<u>Patio</u>			
Fence	A		
Area between fence & patio		O	Grass will be mowed by Association
Snow Removal		O	
<u>Plumbing</u>			
Drain Clog (sinks, showers & tubs)		O	
Leaks of Faucets & Fixtures		O	
Malfunctioning Faucets & Fixtures		O	
Toilet		O	
Pipes (leaking)	A		Up to point of connection with fixture
Sewer Backup	A		
Water Meter	A		

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<u>Roof</u> (Does not include room addition roofs)			
Maintenance & repair	A		
Gutters & Downspouts	A		
<u>Sidewalks, Stoop, Driveways</u>	A		Maintenance & snow removal
Handicap ramp(s)	A		Approved type only. Installed at co-owner's request.
<u>Sliding Glass Door</u>			
Maintenance & repair		O	
Broken glass		O	
Latches & Locks		O	
Screen		O	
Seal between glass		O	
Caulking & Weather Stripping	A		
Casing Frame	A		
<u>Utilities</u> (Accidental damage caused by co-owner is their responsibility)			
Telephone & TV cable within condo		O	
Gas line up within condo		O	
Gas line up to meter	A		
Plumbing network (pipes)	A		Up to point of connection with fixtures
Telephone & TV cable to condo	A		
Wiring up to electric meter	A		Exterior wiring
<u>Walls</u> (Interior)			
Cracks, Damage, Settling & Drywall Pops		O	
<u>Walls</u> (Exterior)			
Exterior Surfaces	A		
<u>Water Heater</u>			
		O	
<u>Windows</u>			
Broken Pane		O	
Window Sash		O	
Seal between Panes		O	
Latches, Stiles & Rails		O	
Screens		O	
Storm Windows		O	Approved type only
Caulking & Weather Striping	A		
Casing Frame	A		

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